



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD CONSENT CALENDAR MINUTES

**Monday, November 25, 2013**      **630 Garden Street: David Gebhard Public Meeting Room**      **11:00 A.M.**

**BOARD MEMBERS:**

DENISE WOOLERY, *Chair*  
FRED SWEENEY, *Vice-Chair*  
BERNI BERNSTEIN  
BRIAN MILLER (Consent Calendar Architecture Representative)  
LISA JAMES (Consent Calendar Landscape Representative)  
JAIME PIERCE (Consent Calendar Landscape Representative)  
JIM ZIMMERMAN (Consent Calendar Architecture Representative)

**CITY COUNCIL LIAISON:** DALE FRANCISCO

**PLANNING COMMISSION LIAISON:** ADDISON THOMPSON

**PLANNING COMMISSION LIAISON (ALTERNATE):** JOHN CAMPANELLA

**STAFF:** JAIME LIMÓN, Design Review Supervisor  
MICHELLE BEDARD, Planning Technician  
GABRIELE COOK, Commission Secretary

**Website: [www.SantaBarbaraCA.gov](http://www.SantaBarbaraCA.gov)**

Representatives present: **Jim Zimmerman and Jaime Pierce**

Staff present: **Michelle Bedard**

### REVIEW AFTER FINAL

**A. 1121 WALNUT AVE**

**R-3 Zone**

Assessor's Parcel Number: 039-202-006  
Application Number: MST2011-00409  
Owner: Alamar Ii, LLC  
Applicant: Dario Pini  
Architect: Murphy and Associates

(Proposal to demolish the existing, 770 square foot, one-story, single-family residence, and construct a 1,885 square foot, two-story, single-family residence, including an attached, 400 square foot, two-car garage. The proposal includes a new 5-foot tall stucco wall in the front yard. The proposed total of 1,885 square feet on a 6,750 square foot lot is 66% of the maximum guideline floor-to-lot area ratio (FAR). The project will address violations in ENF 2011-00778.)

**(Review after final for alterations railing materials, window alterations to eliminate the window mullions, and the addition of a water heater closet.)**

**Continued one week to the Full Board with the following comments:**

- 1) Provide the window specification and details for the revised windows.
- 2) Provide railing details.
- 3) Provide current site photographs.

**REFERRED BY FULL BOARD****B. 475 BRAEMAR RANCH LN A-1/SD-3 Zone**

Assessor's Parcel Number: 047-030-019  
Application Number: MST2013-00439  
Owner: Spencer Seal Living Trust  
Architect: Howard Wittausch

(Proposal for site alterations to include the demolition of an existing swimming pool and patio, construction of a new 150 lineal foot, 30-inch tall, integral-colored concrete block retaining wall, a new 2,000 square foot permeable patio, associated site landscaping, and approximately 800 square feet of new permeable paving for the lower driveway. The proposal includes 696 cubic yards of grading excavation and 713 cubic yards of fill. The 1.26 acre parcel is developed with an existing 4,201 square foot single-family residence to remain. No alterations are proposed to the residence.)

**(Final Approval requested.)**

**Final Approval as submitted.**

**REFERRED BY FULL BOARD****C. 2430 CALLE ALMONTE E-1 Zone**

Assessor's Parcel Number: 041-412-012  
Application Number: MST2013-00020  
Owner: Farzeen and Venus M. Nasri Trust  
Designer: Eric Swenumson

(Proposal to construct a one-story 34 square foot addition, and a new second-story, 846 square foot, addition to an existing one-story, 1,839 square foot, single-family residence, with an attached, 415 square foot, two-car garage. The proposal includes a new 216 square foot second-story deck above the garage. The proposed total of 3,134 square feet, located on a 9,972 square foot lot in the Hillside Design District, is 85% of the required floor-to-lot area ratio (FAR). The proposal includes Staff Hearing Officer review for a requested zoning modification.)

**(Final Approval requested. The project requires compliance with Tier 2 Storm Water Management Program (SWMP).)**

**Final Approval as submitted.**

\*Note: Discussion occurred regarding the glass material of the four windows on the north elevation; three windows are to be privacy glass, the "study" window is approved to be clear, as noted on the window schedule, sheet A-4.

**NEW ITEM****D. 2461 CALLE ALMONTE E-1 Zone**

Assessor's Parcel Number: 041-411-018  
Application Number: MST2013-00484  
Owner: Kracke Trust  
Applicant: Edward Usher

(Proposal to remove the existing brown Cal Shake roof material, install new underlayment, and reroof with a new Presidential Shake TL 'charcoal black' comp shingles.)

**(Action may be taken if sufficient information is provided.)**

**Project Design Approval and Final Approval with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.**

**NEW ITEM**

**E. 1650 OVERLOOK LN**

**E-1 Zone**

Assessor's Parcel Number: 015-192-011  
Application Number: MST2013-00472  
Owner: Johnson Family Trust  
Applicant: David Thomas  
Designer: Catherine Dunbar

(Proposal for façade alterations to include a new front entry porch, a new 96 square foot cupola, an 18 square foot bathroom addition, and a 616 square foot rear deck and stairs addition to an existing approximate 450 square foot deck, for an existing, 1,650 square foot, single-family residence, located on a 10,819 square foot parcel in the Hillside Design District. The proposed total of 1,668 square feet is 44% of the guideline floor-to-lot area ratio (FAR). The project will address violations identified in ZIR2013-00528.)

**(Action may be taken if sufficient information is provided.)**

**Continued one week to Consent with the following comments:**

- 1) The new cupola element and the entry remodel are acceptable.
- 2) Indicate all roof, cupola, and trellis heights on the plans.
- 3) Provide the original permitted plans to review the existing and proposed deck.
- 4) Share the plans with the property owner of 1640 Overlook Lane, the adjacent neighbor to the west, and submit a letter, if possible, from the property owner to indicate that they have reviewed the plans and have no opposition to the proposed new deck.
- 5) Provide additional pictures taken from the existing deck looking out towards the westerly neighbor to determine if the proposed deck will cause any potential privacy impacts.
- 6) Provide complete elevations and material details of the proposed new deck; show compliance with the Building and Safety requirements; consider an alternate material to glass or plastic deck railing as that material is not compliant with the Single Family Residential Design Guidelines; other materials suggested included cable railing.
- 7) Provide a complete colors and materials board, for all new materials, including the windows, etc...
- 8) Regarding the trellis: Provide an elevation and sections of the proposed new trellis, study the height of the trellis in relation to the existing roof, and provide dimensions and details of all proposed trellis supporting structures; suggestions discussed included: (1) to consider reducing the width of the supporting elements, and (2) perhaps use of a free standing trellis.
- 9) The plans and the scope of work to indicate the removal of any existing landscaping and any proposed new landscaping, size, location, and species.
- 10) Provide additional site photographs to demonstrate the existing site landscaping.

Consent reviewed by Jim Zimmerman and Jaime Pierce.